

**ECKERSLEY HALL BUILDING COMMITTEE**  
**MONDAY, JULY 9, 2012**  
**POLICE DEPARTMENT COMMUNITY ROOM**  
**6:00 PM**

**Members Present:** Phil Pessina, Trevor Davis, Augie DeFrance, Ed Dypa, Ryan Kennedy, Annabelle Malone, Ed Monarca, Bill Wasch  
**Members Absent:** Ron Klattenberg, Larry Riley  
**Others Present:** Beth Lapin, Ron Organek, Jim Salemi (Middletown Press), Shawn Beals (Hartford Courant)  
**Guests:** John Ireland (SP+A)

**1.0 OPEN MEETING**

Vice-chair Pessina opened the Eckersley Hall Building Committee meeting at 6:04 PM at the Police Department Community Room.

He asked for a moment of silence for Larry Riley's mother, who passed away Saturday, July 8. Calling hours are 5-7 PM at Doolittle's on Tuesday and the funeral is Wednesday at 10:00 AM.

**2.0 APPROVAL OF MINUTES**

Vice-chair Pessina asked for approval of the June 25, 2012 minutes. Augie DeFrance made the motion to accept, seconded by Ed Dypa. The vote to approve was unanimous.

**3.0 FINANCIAL REPORT**  
**FINANCIAL STATEMENT**

Beth reported that the only expenses incurred since the previous report were two salary payments to her and the final payment for Cunningham's work to place Eckersley Hall on the state register. In addition, \$790 was donated in memory of Fran Patnaude.

**BUDGET ITEMS**

There were none at this time.

**4.0 PUBLIC COMMENTS**

There were none at this time.

**5.0 OLD BUSINESS**

**CITIZEN'S BANK ROAD RACE**, July 18, 4pm

Current volunteers: Phil Pessina, Ed Dypa, Larry Riley, Ryan Kennedy, Annabelle Malone, Beth Lapin, and Bill Wasch. The race committee asked that volunteers arrive by 5:15 PM at Citizen's Bank across from the Police Station, and they will be done by 7:35 p.m. Tasks will be to direct runners and we will double-team so that one person can leave early if necessary.

**SUNPORT SOLAR LIGHTING**

John Ireland reported that he met with SunPort to see how the solar lights would work on the Eckersley Hall building. He provided a sketch, Option B, of how the SunPort skylight must be installed, which would result in a 30 to 36-inch high and about four feet wide curb or wall-like

structure on the building roof. In addition, SunPort must to be the installer. Ultimately, the ports cannot be installed with low visibility on a slanted roof and thus would not meet historic preservation guidelines. The committee will vote on whether to continue with SunPort or not at its next meeting.

#### **BOND ORDINANCE: UPATE**

Beth reported that Diana Doyle provided a revised ordinance reflecting modular building language, which was highlighted on the distributed copy. In addition, the attorney deleted Section 15 because they thought it made more sense to include the explanatory text authorization in the Referendum Resolution that will be approved by the Common Council. At the next meeting, the committee will need to vote on a final amount to put in this document. Augie De France indicated that the name, Eckersley-Hall, should be hyphenated.

### **6.0 NEW BUSINESS**

#### **VETERANS MUSEUM BUILDING RELOCATION: MODSPACE REPORT**

Beth reviewed Ron's meeting with ModSpace, where they provided a rendering of a modular building which could best represent the replacement for the existing three modular units now located at the Eckersley-Hall Building that house the military museum. Based on their discussion: 1. The size of this building (or a similar one) would be equivalent in square footage to units currently on site. 2. ModSpace would prepare a proposal that outlined potential costs of (a) moving the existing units to Vet's Park (b) using refurbished units and (c) using new units. The costs would be provided to the Building Committee on or before July 20 and a representative will be available to meet with the Committee on July. 3. The proposal would not consider a floor plan or layout at this time. The modular units are capable of having walls, rooms, offices, etc located in any configuration as directed by the Military Museum organization. Such plans would be developed only if the bond referendum passes in November. 4. Utility connections would be based on service only to within five feet of the building exterior. Actual connections to water, sewer, gas, and electricity would not be part of their proposal. 5. The proposal would include the foundation for the modular unit(s).

Ron O. added the veterans would like to see sink, cabinets, similar to what is already there, plus restrooms but leave the rest open, so they can partition it off the way they want it, with or without pillars, as needed, as long as additions could be made to the building.

#### **SHPO TAX CREDIT APPLICATION: UPDATE**

Due to the absence of Jan Cunningham, John Ireland summarized the results of the SHPO review of Eckersley Hall plans. He indicated, given the site constraints and the programmatic need for the main entrance to be on one floor, the staff thought the proposed treatment to lower the grade outside the east elevation entrance was acceptable; however, they felt the retaining wall should match the lower half of the building in color and material to blend in a little more closely with the surrounding building. Also, the staff felt the fan light and semi-circular awning was not an appropriate style change and recommended keeping the rectangular shaped transom and installing a rectangular or shed style awning. The staff also recommended a free-standing pergola at the rear of the building.

Finally, the staff felt the rendering of the interior lobby/reception space was too modern for the school and recommended trying to design a space that was sympathetic to the interior of the early twentieth century school.

The committee discussed the benefit of historic blend and a friendly entrance. Trevor focused on the fact SHPO approved the lowering of the threshold. The committee would like Jan Cunningham and John Ireland to work on some options for discussion and review.

#### **SHPO HISTORIC RESTORATION GRANT**

Beth reviewed the timeline and specifics of this grant and the need to discuss and decide with the help of John I. and Jan C if the cupola and/or front entrance (i.e. the canopy or the ramp) might be split off as separate "projects" for purposes of the grant. Other suggestions included lighting the mural or something related to the tile. The group also discussed the CT Historic Preservation grant and the likelihood of getting funding from each source. Trevor suggested we ask Jan, as she would have a better sense of these two groups and what projects were appropriate. John Ireland agreed to provide a list of what projects might be teased from the main work and their cost.

#### **P& Z and DESIGN REVIEW MEETING: JULY 11**

A letter accompanied by previous QA renderings and current SP+A material was submitted to Bill Warner for Design Review and Planning & Zoning meetings on July 11. Phil and John Ireland and Jan Cunningham (Design Review only) will attend those meetings. John noted that he didn't recommend submitting new renderings based on SHPO's review but suggested that any modifications can be verbally noted as "minor refinements to better meet the recently received historic recommendations from SHPO."

#### **LEED CERTIFICATION REQUIREMENTS:**

John handed out a proposal for Leadership in Energy and Environmental Design (LEED), which could lead to certification from the US Green Building Council. One type, New Construction and Major Renovation, potentially would increase the project cost by \$500,000. The second way would be using the Commercial Interiors section, which would add about \$120,000. Discussion focused on the value of saving energy, the importance (or not) of actual certification, and how this might be used as a selling point during the referendum to environmentally aware voters. The committee will review these materials and vote at the next meeting, where the amount, if any, will be added to the bond total.

#### **7.0 OTHER BUSINESS**

There was no other business.

#### **8.0 ADJURNMENT**

Vice-chair Pessina asked for a motion to adjourn. Made by Ed Dypa and seconded by Ryan Kennedy, the vote was unanimous and the meeting adjourned at 7:16 PM.